

202504100071  
 84102828 02:46 PM Pages: 1 of 2 File#: 5826.90  
 Skagit County Auditor

202504100071

**OWNER'S CONSENT**  
 I, the undersigned, hereby certify that the undersigned owners certifies that the boundary line adjustment is made as a free act and deed, in witness whereof we have hereunto set our hands and seals this 18<sup>th</sup> day of October, 2024.

*Robert L. Hayton*  
 ROBERT L. HAYTON  
 SUSAN HUGHES-HAYTON

**ACKNOWLEDGEMENT**  
 STATE OF WASHINGTON  
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OF HAVE SATISFACTORY EVIDENCE THAT **ROBERT HAYTON** SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 18<sup>th</sup> DAY OF October, 2024  
 SIGNATURE *Paul H. Smith*  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING IN SEBRO-LAUREL  
 MY APPOINTMENT EXPIRES 7-21-2025



**ACKNOWLEDGEMENT**  
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OF HAVE SATISFACTORY EVIDENCE THAT **SUSAN HUGHES-HAYTON** SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 30<sup>th</sup> DAY OF October, 2024  
 SIGNATURE *Randy R. Moore*  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING IN SEBRO-LAUREL  
 MY APPOINTMENT EXPIRES 7-21-2025



**LEGAL DESCRIPTION BEFORE BLA**  
 EASEMENT GRANTED TO **ROBERT L. HAYTON AND SUSAN HUGHES-HAYTON** IN PARCEL P16028 OF THE NORTHWEST 1/4, SOUTH AND EAST OF DRY SLOUGH, SECTION 23, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

EXCEPT ALL DIKE AND ROAD RIGHTS OF WAY.  
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL P16028:  
 THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 23, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., WEST OF MCDONALD'S SLOUGH,  
 EXCEPT ALL DIKE AND ROAD RIGHTS OF WAY.  
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**SURVEYOR'S CERTIFICATE**  
 I, the undersigned, hereby certifies that the survey made by me or under my direction in accordance with the requirements of the Survey Recording Act at the request of **ROBERT L. HAYTON AND SUSAN HUGHES-HAYTON**, IN JUNE 2024.

*John B. Smrau*  
 JOHN B. SMRAU, P.E., P.L.S., SURVEYOR, F.L.L.C.  
 2118 RIVERSIDE DRIVE, SUITE 208  
 MOUNT VERNON, WA 98273 PHONE 360-424-9566

DATE: 10-18-2024

**BOUNDARY LINE ADJUSTMENT**  
 REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON March 22, 2025  
 Skagit County Planning & Development Services

*Paul H. Smith*  
 Skagit County Planning & Development Services

**LOT CERTIFICATION**  
 THE LOT OF RECORD CERTIFICATIONS ARE HEREBY ISSUED FOR ALL LOTS INCLUDED IN THIS INSTRUMENT. IN WITNESS WHEREOF, THE SURVEYOR HAS HEREBY ADJUSTED THIS BOUNDARY LINE ADJUSTMENT. ALL NEWLY CONFIGURED LOTS THEREIN MEET THE MINIMUM LOT SIZE, OR AN EXEMPTION LISTED IN SCC 14.16.850(4)(C) AND SHALL BE CONSIDERED LOTS OF RECORD FOR INDIVIDUAL CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

REVIEWED AND APPROVED ON: March 20, 2025  
 Skagit County Planning & Development Services

*Paul H. Smith*  
 Skagit County Planning & Development Services

**LEGAL DESCRIPTION AFTER BLA**  
 THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4, SOUTH AND EAST OF DRY SLOUGH, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, WEST OF MCDONALD'S SLOUGH, IN SECTION 23, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23, THENCE SOUTH 1°39'42" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 23, A DISTANCE OF 150.95 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 30°36'39" EAST A DISTANCE OF 126.68 FEET TO A POINT AT THE CENTERLINE OF MCDONALD SLOUGH;  
 THENCE SOUTH 18°16'17" EAST, ALONG THE CENTERLINE OF MCDONALD SLOUGH, A DISTANCE OF 259.73 FEET;  
 THENCE SOUTH 25°00'02" EAST, ALONG THE CENTERLINE OF MCDONALD SLOUGH, A DISTANCE OF 50.88';  
 THENCE SOUTH 68°50'02" WEST, A DISTANCE OF 121.36 FEET;  
 THENCE SOUTH 89°46'14" WEST, A DISTANCE OF 46.25 FEET;  
 THENCE NORTH 81°13'58" WEST, A DISTANCE OF 71.16 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 77°19'04", FOR AN ARC LENGTH OF 60.73 FEET;  
 THENCE NORTH 03°54'54" WEST A DISTANCE OF 125.26 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 192°24'22";  
 THENCE SOUTH 17°43'22" WEST, A DISTANCE OF 168.31 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 140°4'54", FOR AN ARC LENGTH OF 24.58 FEET;  
 THENCE NORTH 29°36'22" EAST A DISTANCE OF 78.36 FEET;  
 THENCE SOUTH 88°46'25" EAST A DISTANCE OF 57.96' TO THE POINT OF BEGINNING.

AND EXCEPT ALL DIKE AND ROAD RIGHTS OF WAY.  
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

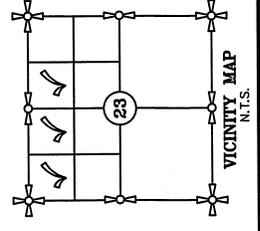
**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 18 DAY OF April, 2024 AT 11:46 A.M. UNDER AUDITOR'S FILE # 1015 04100071, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, P.L.L.C.

*John B. Smrau*  
 DEPUTY AUDITOR  
 Skagit County Auditor

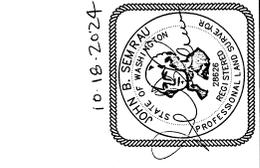
**LEGAL DESCRIPTION AFTER BLA**  
 FARM TRACT:  
 THE NORTH 1/2 OF THE NORTHWEST 1/4, SOUTH AND EAST OF DRY SLOUGH, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, WEST OF MCDONALD'S SLOUGH, IN SECTION 23, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., EXCEPT THE FOLLOWING DESCRIBED PORTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23, THENCE SOUTH 1°39'42" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 23, A DISTANCE OF 150.95 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 30°36'39" EAST A DISTANCE OF 126.68 FEET TO A POINT AT THE CENTERLINE OF MCDONALD SLOUGH;  
 THENCE SOUTH 18°16'17" EAST, ALONG THE CENTERLINE OF MCDONALD SLOUGH, A DISTANCE OF 259.73 FEET;  
 THENCE SOUTH 25°00'02" EAST, ALONG THE CENTERLINE OF MCDONALD SLOUGH, A DISTANCE OF 50.88';  
 THENCE SOUTH 68°50'02" WEST, A DISTANCE OF 121.36 FEET;  
 THENCE SOUTH 89°46'14" WEST, A DISTANCE OF 46.25 FEET;  
 THENCE NORTH 81°13'58" WEST, A DISTANCE OF 71.16 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 77°19'04", FOR AN ARC LENGTH OF 60.73 FEET;  
 THENCE NORTH 03°54'54" WEST A DISTANCE OF 125.26 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 192°24'22";  
 THENCE SOUTH 17°43'22" WEST, A DISTANCE OF 168.31 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 140°4'54", FOR AN ARC LENGTH OF 24.58 FEET;  
 THENCE NORTH 29°36'22" EAST A DISTANCE OF 78.36 FEET;  
 THENCE SOUTH 88°46'25" EAST A DISTANCE OF 57.96' TO THE POINT OF BEGINNING.

AND EXCEPT ALL DIKE AND ROAD RIGHTS OF WAY.  
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



**OWNER**  
 P16028, P16029  
 ROBERT L. HAYTON  
 SUSAN HUGHES-HAYTON  
 SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
 MOUNT VERNON, WA 98273



**BOUNDARY LINE ADJUSTMENT** P124-  
 SURVEY IN N 1/2 OF NW 1/4 AND NW 1/4 OF NE 1/4 OF SECTION 23, T. 33 N., R. 3 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: ROBERT L. HAYTON & SUSAN HUGHES-HAYTON  
 SURVEYOR'S CERTIFICATE: N/A  
 MERIDIAN: WSPN  
 JOB NO.: 4944B

PLAN 1-2024-0012  
 SHEET 1 OF 2

DRAWING FILE: 4944BL-4H102.DWG 8/21/2024



**PLAN 1 - 2024 - 0012**

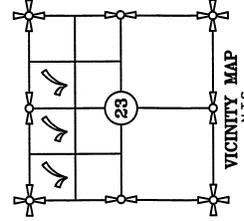
SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT

PL24-  
SURVEY IN N 1/2 OF NW 1/4 AND NW 1/4 OF NE 1/4,  
SECTION 23, T. 33 N., R. 3 E., W.M.

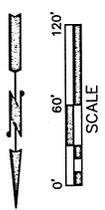
FOR: ROBERT L. HAYTON & SUSAN HUGHES-HAYTON

FE. 337 FG. 118-123 SURVEY ENGINEERING & SURVEYING SCALE: 1" = 60'  
MOUNT VERNON, WA 98273 360-024-9586  
MOUNT VERNON, WA 98273 360-024-9586  
MOUNT VERNON, WA 98273 360-024-9586  
MOUNT VERNON, WA 98273 360-024-9586



VICINITY MAP  
N.T.S.

AREA TABLE BEFORE		AREA TABLE AFTER	
AREA (AC)	AREA (SF)	AREA (AC)	AREA (SF)
P16023	1,798,696 SF	HOUSE TRACT	105,871 SF
P16028	8,804,510 SF	FARM TRACT	10,487,335 SF
TOTAL	10,603,206 SF	TOTAL	10,603,206 SF



FIN 3" BRASS DISK  
W/ 1/4" METRIC  
MON IN CASE

FIN 3" BRASS DISK  
W/ 1/4" METRIC  
MON IN CASE

**NOTES**

1. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE NO. 5003353-00090554, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY LAND TITLE AND ESCROW COMPANY, FILE NO. 212364-L1, DATED MAY 29, 2024.
2. MERIDIAN: WASHINGTON STATE PLANE NORTH ZONE 4601
3. BASIS OF BEARING: NORTH LINE OF THE NORTHEAST 1/4 OR SECTION 23, T. 33 N., R. 3 E., W.M., SUBDIVISION CALCULATED FROM SKAGIT COUNTY SHORT PLAT NO. 27-79 RECORDED UNDER AUDITOR'S FILE NO. 7905020012.
4. ALL DISTANCES SHOWN IN FEET.
5. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER & LEICA GS14 RTK/GPS W/ CARLSON RT4 DATA COLLECTOR.
6. SURVEY PROCEDURE: RTK/GPS AND STANDARD FIELD TRAVERSE.

CALCULATED  
POSITION FROM  
SUBDIVISION SHOWN  
ON SHORT PLAT  
AFN 7905020012

